

5.10 LAND USE AND PLANNING

This section addresses the land use compatibility of the proposed project with existing plans and surrounding development. The land use analysis addresses the consistency of the proposed project with the adopted SANDAG Regional Plans, City of Carlsbad General Plan, City of Carlsbad Zoning Ordinance, Hillside Development Regulations, Site Development Plan Regulations, Floodplain Management Regulations, Inclusionary Housing Ordinance, Growth Management Plan Zone 25 Local Facilities Management Plan (LFMP), Landscape Manual, Open Space and Conservation Resource Management Plan, and the City of Carlsbad Habitat Management Plan (HMP).

5.10.1 Existing Conditions

Existing Land Uses

The project site is composed of two parcels of land, the 100-acre Reclamation parcel, and the 56-acre Panhandle parcel. As shown in Figure 3-3, the Reclamation parcel and Panhandle parcel are located on Assessor Parcel Numbers (APNs) 167-040-21-00 and 167-040-11-00, respectively. A portion of the Reclamation parcel has historically been actively mined for aggregate materials (rock and concrete). The Reclamation parcel is currently being reclaimed in compliance with the Surface Mining and Recovery Act of 1975 (SMARA) reclamation program, which includes returning the mined areas to a state which is usable for urban land uses per the local zoning and General Plan land uses designated for the property. The Reclamation Plan for the project site was adopted by the State Mining and Geology Board in 1991. The Reclamation Plan was amended in February 2010 in order to preserve the El Salto Falls and Buena Vista Creek, which are key features of the proposed project open space and trails system.

Buena Vista Creek generally bisects the previously mined area and runs northerly (off-site) of the Panhandle parcel. The Panhandle consists of an east-west trending ridge, and a parallel tributary stream course/valley which drains the Calavera Hills neighborhoods from the south.

Surrounding Land Uses

To the west of the property are undeveloped lands associated with the Buena Vista Creek Ecological Reserve (formerly the Sherman property) that is owned by the State of California, and the historic Marron Adobe home located at the top of a small hill surrounded by small cultivated agricultural fields. An automotive dealership and commercial buildings associated with the Quarry Creek Plaza shopping center are located on the eastern boundary of the project site, while single family residential units are located to the south. Finally, State Route 78 (SR-78) and residential neighborhoods in the City of Oceanside are located to the north of the project site.

5.10.2 Regulatory Setting

The following describes the land use plans, policies and regulations that are applicable to the implementation of the proposed project.

San Diego Association of Governments - Regional Comprehensive Plan

In 2004, the San Diego Association of Governments (SANDAG) adopted the Regional Comprehensive Plan (RCP) for the San Diego region. The RCP provides a vision for the region based on smart growth

and sustainability. A key implementation action of the RCP has been the development of a “Smart Growth Concept Map” illustrating the location of existing, planned, and potential smart growth areas.

In 2006, SANDAG accepted the initial Smart Growth Concept Map for the San Diego region. In January 2012, the SANDAG Board accepted a technical update of the Concept Map. The Concept Map contains more than 200 locations in seven smart growth categories identified in the RCP. The seven smart growth “place types” include: the Metropolitan Center, Urban Centers, Town Centers, Community Centers, Rural Villages, Mixed Use Transit Corridors, and Special Use Centers, reflecting the notion that smart growth is not a “one-size-fits-all” endeavor. The proposed project has been specifically identified as a SANDAG Smart Growth “community center” on SANDAG’s Smart Growth Concept Map.

SANDAG Smart Growth Design Guidelines

The Smart Growth Design Guidelines address the importance of design in maintaining and enhancing community character and in creating great public places. It serves as both a primer and a technical reference. Among the subjects covered are such community defining topics as site design, and street design and parking to support mixed use development and a variety of transportation options.




City of Carlsbad General Plan

The City of Carlsbad General Plan is composed of eight elements: Land Use; Circulation; Noise; Housing; Open Space & Conservation; Public Safety; Parks & Recreation; and Arts. Together, these elements satisfy the seven mandatory general plan elements as established in the California Government Code. Goals, objectives, and implementing policies and actions programs have been established for each of the elements. The elements that apply specifically to Land Use include; Land Use, Housing, Circulation, Public Safety, Noise, and Open Space and Conservation. The Carlsbad General Plan update process began in 2008, Envision Carlsbad. The current update process includes two phases. The first phase, which focused on a community visioning process, was completed in early 2010. The second phase is expected to be completed by mid-2013.

The existing General Plan land use designations of the project site illustrated on Figure 5.10-1. As shown, the majority of the project site is designated Residential Low-Medium Density (RLM), with portions of Open Space (OS). The RLM land use designation allows for development of urban, low-medium density areas, characterized by single-family homes and planned residential development at 0-4 dwelling units/acre with a Growth Management Control Point of 3.2 dwelling units per net developable acre. The open space designation is intended to preserve environmentally sensitive areas associated with El Salto Falls, Buena Vista Creek, steep slopes, and sensitive biological resources.

General Plan land use designations surrounding the project site include RLM to the west and south and Combination District to the west. Combination Districts are those areas of the City that are suitable for more than one land use classification. Often multiple designations are assigned to areas in the early planning stages when it is unclear what the most appropriate land use designation may be or where the boundaries of such designations should be located. The designation as Combination District requires additional comprehensive planning and necessitates approval of a specific plan prior to development of 25 acres or more and approval of a site development plan for areas of less than 25 acres. The Combination District west of the project site is designated as Travel/Recreation Commercial (TR), Office/Related Commercial (O), and OS; however, this area is owned by the State of California and is an open space preserve area, so no additional development would be expected to the west of the project site.

LEGEND

-  QUARRY CREEK PROPERTY BOUNDARY LINE
-  SECONDARY ARTERIAL
-  (OS) OPEN SPACE

RESIDENTIAL

-  (RLM) LOW-MEDIUM DENSITY

SOURCE:
City of Carlsbad General Plan Land Use Map (January 2011)



Existing General Plan Use Map
FIGURE 5.10-1

City of Carlsbad Zoning Ordinance

The City of Carlsbad Zoning Ordinance provides the physical land use planning criteria for development within the City. Figure 5.10-2 depicts the existing zoning categories for the project site. Currently, the project site is zoned Industrial (M) and Single-Family Residential (R-1-10,000). The intent and purpose of the R-1 single-family residential zone is to implement the residential low density (RL), residential low-medium density (RLM) and residential medium density (RM) land use designations of the General Plan and provide regulations and standards for the development of single-family dwellings and other permitted or conditionally permitted uses allowed within the R-1 zone.

Hillside Development Regulations

Due to the steep slope topography on portions of the project site, the project site is subject to the Hillside Development Regulations of the Zoning Ordinance (Chapter 21.95). The Hillside Development Regulations were established to, “preserve and/or enhance the aesthetic qualities of natural hillsides and manufactured slopes by designing projects which relate to the slope of the land, minimizing the amount of project grading, and incorporating contour grading into manufactured slopes which are located in highly visible public locations.” In addition, the Hillside Development Regulations are in place to, “assure that the alteration of natural hillsides will be done in an environmentally sensitive manner whereby lagoons and riparian ecosystems will be protected from increased erosion and no substantial impacts to natural resource areas, wildlife habitats or native vegetation areas will occur.” Further discussion of the City’s Hillside Development Regulations is provided in Section 5.1, Aesthetics, of this EIR.

Floodplain Management Regulations

The proposed project is subject to the Floodplain Management Regulations of the City of Carlsbad Zoning Ordinance (Chapter 21.110) because the portion of the project site associated with Buena Vista Creek is mapped within the 100-year floodplain. The limits of the existing 100-year floodplain mapped by FEMA within the project site extend between approximately 50 to 700 feet laterally from Buena Vista Creek. A Conditional Letter of Map Revision (CLOMR) will be required to be submitted to FEMA, which would modify the 100-year floodplain within the project area (see EIR Section 5.9 Hydrology and Water Quality). A Letter of Map Revision (LOMR) would then subsequently be processed through FEMA, and upon approval, the proposed development pads of the Master Plan will not be within any floodplain or flood hazard zones.

The purpose of the Floodplain Management Regulations is to promote health, safety and general welfare and to minimize public and private losses due to flood conditions in specific areas. The Floodplain Management Regulations apply to all areas of special flood hazards, areas of flood-related erosion hazards, and areas of mudslide hazards within the City. The existing portions of the project site currently subject to these regulations will be modified after project grading and proposed drainage improvements are constructed. The modifications involve raising the proposed development areas out of the floodplain. A more detailed discussion of Floodplain Management Regulations is provided in Section 5.9, Hydrology and Water Quality of this EIR.

Growth Management Plan/Zone 25 Local Facilities Management Plan

The Growth Management Chapter of the City of Carlsbad Zoning Ordinance is generally intended to provide a balanced community, ensure that development is consistent with the General Plan, and prevent growth unless adequate public facilities and improvements are provided in a phased and logical fashion. Pursuant to the City’s Growth Management Program and Chapter 21.90 of the City’s Municipal Code, the

City is organized into 25 zones. The Growth Management Plan requires the preparation of LFMPs for the 25 different management zones within the City. The LFMPs implement the provisions of the City's GMP by phasing all development and public facility needs in accordance with the adopted GMP performance standards. The public facilities include city administration, library, wastewater treatment, parks, drainage, circulation, fire, open space, schools, sewer collection and water distribution. Individual projects must comply with the provisions of the LFMP in which they are located, as well as implement the provisions of the City-wide plan.

The project site is located within LFMP Zone 25 of the City Growth Management Plan. The purpose of the LFMP "...is intended to provide an analysis and establish a plan for supplying the public facilities that will be needed in order to accommodate development within the Zone 25 area of the City of Carlsbad through buildout of Carlsbad LFMP Zone 25." Sections 5.13 and 5.15 identify the public services and utility infrastructure required for project implementation.

Under the Zone 25 LFMP approximately 665 dwelling units were anticipated to be constructed within Zone 25, which includes other properties in addition to the proposed Master Plan project site.

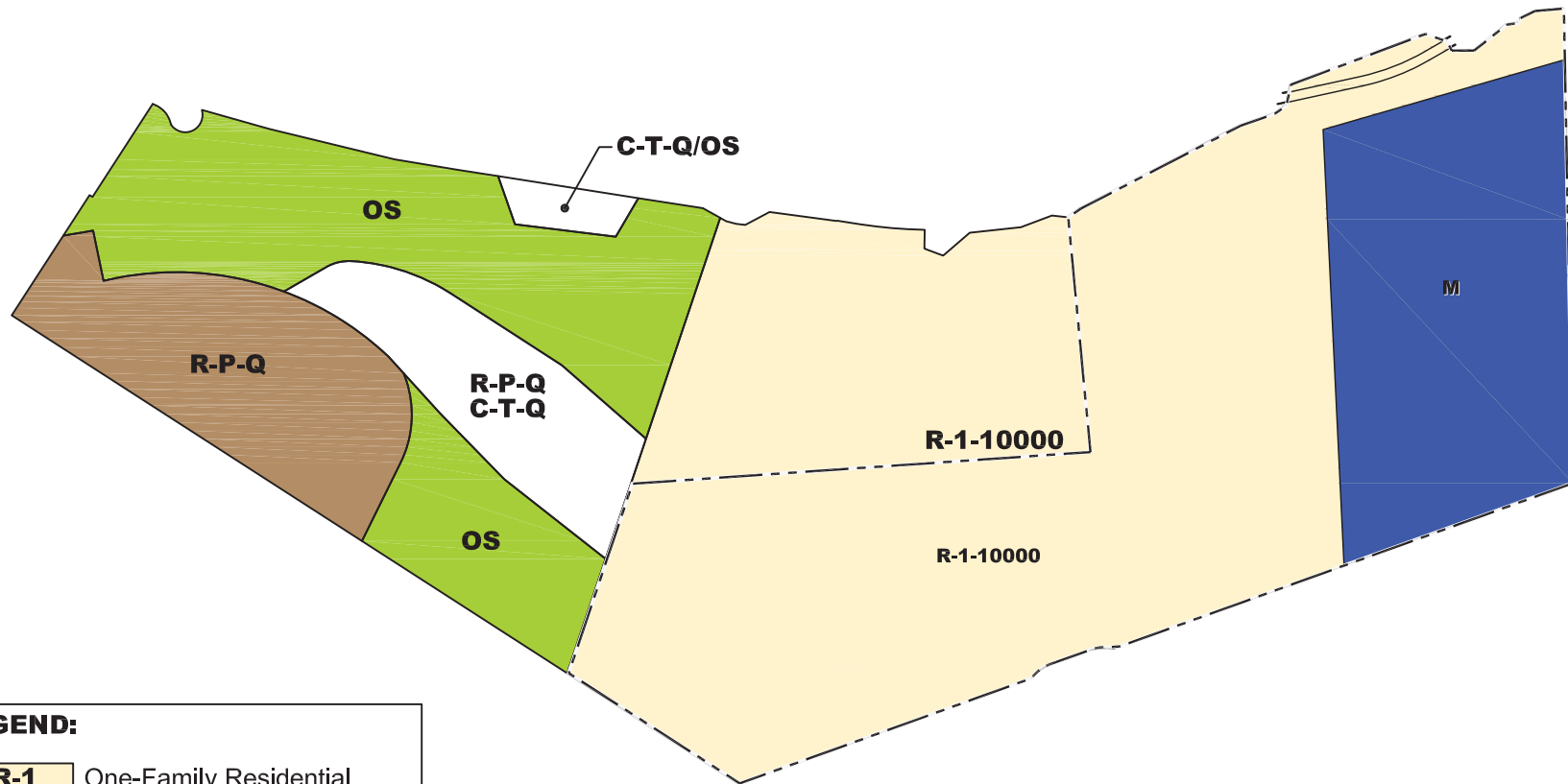
City Council Policy 43

City Council Policy 43 is the established policy for the number and allocation of Proposition E (Growth Management) "excess" dwelling units. Policy 43 establishes the City's policy regarding the number and the criteria for allocation of "excess" dwelling units which have become available as a result of residential projects being approved and constructed with less dwelling units than would have been allowed by the density control points of the Growth Management Plan as approved by the voters on November 4, 1986, as Proposition E.

Under City policy, "excess" dwelling units may be allocated to projects located in any quadrant of the City as long as the number of residential units constructed in each quadrant does not violate the dwelling unit limitations established by Proposition E.

In order to qualify for an allocation of excess units, a project shall have one or more of the following characteristics:

1. A project that includes a request for a density bonus made pursuant to and in compliance with state density bonus law.
2. Housing units made affordable to lower or moderate-income households.
3. Senior citizen housing.
4. Housing located in the Village Review Area or the South Carlsbad Coastal Redevelopment Area.
5. Transit-oriented, "smart growth" development projects where increased residential density is being placed in close proximity to major transit facilities, employment opportunities and commercial support services.
6. Projects approved for a land use change from non-residential to residential or projects containing a mix of residential and non-residential.
7. The property has a General Plan land use designation of Residential Low Density (RL) or Residential Low-Medium Density (RLM) and the base zone of the property would permit a slightly higher yield of units than would be allowed by the RL or RLM General Plan land use designation; provided, the proposed density does not exceed the maximum density of the RL or RLM density range by more than an additional 25 percent.



LEGEND:

- R-1 One-Family Residential
- R-P Residential Professional
- M Industrial
- OS Open Space
- Multiple Designations
(CT) Commercial Tourist

Source:
City of Carlsbad Zoning Map (January 2011)

Existing Zoning
FIGURE 5.10-2

8. The growth management control point (GMCP) density for the property results in a unit yield that includes a fractional unit of .5 or greater. In this circumstance, a fraction of a unit may be granted in order to achieve, but not to exceed, the next whole unit; provided, the maximum density of the applicable General Plan land use designation is not exceeded.

Inclusionary Housing Ordinance

The City has adopted an Inclusionary Housing Ordinance as established by the City's General Plan Housing Element to ensure that all residential development, including all master planned and specific planned communities and all residential subdivisions, provide a range of housing opportunities for all identifiable economic segments of the population, including households of lower and moderate income. The Inclusionary Housing Ordinance requires the following:

- Require that a minimum of 15 percent of all approved residential development be restricted to, and affordable to, lower-income households, subject to adjustment based on the granting of certain incentives;
- Require that for those developments that provide ten or more units affordable to lower-income households, at least 10 percent of the lower-income units shall have three or more bedrooms;
- Under certain conditions, allow alternatives to on-site construction as a means of providing affordable units; and
- In specific cases, allow inclusionary requirements to be satisfied through the payment of an in-lieu fee as an alternative to requiring inclusionary units to be constructed.

Landscape Manual

The policies, programs and requirements of the Landscape Manual apply to all public and private development requiring discretionary permits or submittal of landscape plans for development permits. The Landscape Manual contains policies and requirements associated with:

- Planting
- Irrigation
- Water Conservation
- Streetscape
- Slope Revegetation/Erosion Control
- Fire Protection

The policies and requirements within the Landscape Manual are minimum standards and projects are encouraged to exceed the standards whenever possible. However, variances may be granted from the policies and requirements of the manual if undue hardships or special circumstances make a variance request necessary.

Open Space Conservation and Resource Management Plan

The City's Open Space and Conservation Resource Management Plan is a vital component of the implementation program for the City's Open Space and Conservation Element of the General Plan. The main objective of the plan is to protect the open space resources and landscape identity of the City of Carlsbad while allowing for growth opportunities.

City of Carlsbad Habitat Management Plan

The HMP in the City of Carlsbad is a long-range plan for conserving wildlife habitat while still allowing for additional development to occur in the City. The HMP establishes a wildlife preserve system consisting of approximately 5,750 acres of existing and proposed open space. The HMP is an adopted subarea plan within the proposed North County Multiple Habitat Conservation Plan. The Carlsbad HMP defines Hardline Preserve Areas intended to conserve sensitive habitats within an open space system. The entire project site includes designated Hardline Preserve Areas, as well as Hardline Development Areas (see Figure 5.4-5 in Section 5.4 of this EIR). The objective of the Hardline Preserve through this area is to maintain the Buena Vista Creek channel through the central portion of the site, and to preserve the southeast-northwest trending drainage and adjacent upland areas along the southern edge of the project site.

Additionally, the project site is located within LFMP Zone 25 of the HMP which comprises a large portion of Core Area 2. Core Area 2 supports critical riparian and other wetland habitats, as well as grasslands with scattered coastal sage scrub patches. The riparian habitats along Buena Vista Creek support least Bell's vireos, and coastal sage scrub patches support California gnatcatchers. This zone represents a critical portion of the regional California gnatcatcher corridor from northern Carlsbad across Oceanside to Camp Pendleton. Linkage Areas A and B connect Zone 25 to Core Areas 3 and 4, respectively. See Section 5.4, Biological Resources, for more detailed discussion on biological resources and wildlife corridors.

California State Senate Bill 375

California State Senate Bill (SB) 375 was signed into law in 2008 and is intended to provide a means for achieving AB 32 Greenhouse Gas Emissions target reduction goals from cars and light trucks through long-range regional growth strategies and transportation plans. SB 375 is directed toward California's 18 Metropolitan Planning Organizations (MPOs). The San Diego Association of Area Governments (SANDAG) is San Diego County's MPO. Under SB 375, each MPO is required to develop a "Sustainable Communities Strategy," a newly required element of the Regional Transportation Plan (RTP). SB 375 does not take over local planning functions, and a Sustainable Community Strategy does not in any way supersede a General Plan, specific plan, or local zoning ordinance. Additionally, SB 375 does not require any consistency between the Sustainable Communities Strategy and these planning and development regulatory documents. However, the MPOs are required to develop the Sustainable Communities Strategies through integrated land use and transportation planning and demonstrate an ability to attain the proposed reduction targets by 2020 and 2035.

Livable Communities Policies (Council Policy Ordinance No. 66)

This ordinance establishes water management requirements necessary to conserve water, enable effective water supply planning, assure reasonable and beneficial use of water, prevent waste of water, prevent unreasonable use of water, prevent unreasonable method of use of water within the Carlsbad Metropolitan Water District (CMWD) in order to assure adequate supplies of water to meet the needs of the public, and further the public health, safety, and welfare, recognizing that water is a scarce natural resource that requires careful management not only in times of drought, but at all times. Additionally, this ordinance establishes regulations to be implemented during times of declared water shortages, or declared water shortage emergencies.

The ordinance establishes four levels of drought response actions to be implemented in times of shortage, with increasing restrictions on water use in response to worsening drought conditions and decreasing available supplies. Level 1 condition drought response measures are voluntary and will be enforced through local and regional public education and awareness measures that may be funded in part by CMWD. During drought response condition Levels 2 through 4, all conservation measures and water-use restrictions are mandatory and become increasingly restrictive in order to attain escalating conservation goals. Each specific drought response level places specific restrictions on residential and commercial water landscaping usage. Additionally, water conservation targets ranging from 10 percent (Level 1) water usage reduction to above 40 percent reduction are required to have sufficient supplies available to meet anticipated demands. Further, conservation measures in effect at all times prevent water waste during non-drought times. These include measures such as the prohibition of water flow onto non targeted areas (e.g., adjacent property, non-irrigated areas, hardscapes, etc.) and limitation on washing impervious surfaces such as sidewalks and driveways to only when needed to improve safety or sanitation hazards.

5.10.3 Project Impacts

5.10.3.1 Thresholds of Significance

As defined in Appendix G of the *California Environmental Quality Act (CEQA) Guidelines*, project impacts to land use would be considered significant if the project was determined to:

- Create incompatibilities of land use on site or with adjacent land uses;
- Physically divide an established community;
- Conflict with any applicable land use plan, policy or regulation of an agency with jurisdiction over the project; or
- Conflict with the City of Carlsbad's HMP.

5.10.3.2 Environmental Impacts

Compatibility with Onsite Land Uses

The proposed project includes three land use types - residential, public use, and open space. Upon buildout of the project site, the proposed project would provide up to 656 medium-high and high-density residential units, expansive open space, and public use areas (community facilities). Approximately 56 percent of the project site (87.9 acres) will be placed in open space. The Master Plan will conserve important natural features, including the steep slopes on the southern perimeter, the El Salto Falls and Buena Vista Creek through the center of the project site, wetlands in the north-center, and tributary ephemeral streambed in the southwest panhandle have been set aside for protection from development. Some of these protected areas will be biologically restored to ensure long-term biological viability. Hiking trails, shade trees and other passive recreation areas are proposed to be interspersed in the proposed Master Plan to ensure availability and utility of open spaces. These large open spaces will be the subject of a permanent conservation easement and funding will be provided for permanent management so that the resources are managed and protected.

Compatibility of proposed land uses will be ensured through the implementation of Master Plan proposed guidelines, regulations, policies, and development standards that will guide the development on-site. Also, proposed Master Plan uses are generally considered compatible and complementary to one another. No impact associated with on-site land use compatibility is anticipated.

Compatibility with Offsite Land Uses

As discussed previously, the adjacent land uses include low-medium residential to the south and open space the west. Commercial uses are located to the east of the project site. SR-78 and the City of Oceanside are north of the project site. The Marron-Hayes Adobe Historic District, which includes the Marron Adobe, is located at the top of a small hill surrounded by small cultivated agricultural fields, immediately north of the Panhandle parcel. The closest residential planning area is approximately 800 feet from this area. No land use compatibility impact is identified due to the distance between proposed residential land uses and the Marron Adobe. To the extent that there would be a visible change in this area, this impact is addressed in EIR Section 5.1 - Aesthetics.





The majority of the areas proposed for development would be located adjacent to existing or planned development, and where open space is proposed, these areas would generally connect with other open space areas in accordance with the City's HMP Hardline. The proposed project includes extensive open space areas that would buffer the proposed development from the adjacent undeveloped lands to the west and north, and the development footprint is consistent with (expands) the HMP Hardline for this zone. Proposed residential uses would not be located in immediate proximity to existing residential uses to the south, and are also separated by proposed open space and topographical relief.

No land uses are proposed that would otherwise create a nuisance, or be considered incompatible with existing residential areas to the south. Residential located on the Reclamation parcel will be adjacent to existing commercial uses, and are considered complimentary to each other. The proposed project would not create a land use compatibility impact with these adjacent commercial uses to the east. No land use impact associated with compatibility with off-site uses is anticipated. Additionally, Marron Road would extend through the project site; however, this road would not be connected to its existing terminus in the City of Carlsbad as currently identified in the City of Carlsbad's General Plan Circulation Element. Marron Road, at its present terminus, will be extended as a controlled collector street (referred to as Street 'A') to loop westerly and return to a north-south local collector street (Street 'B'), which will cross Buena Vista Creek via a proposed bridge, to arrive at a "T" intersection at Haymar Drive, which completes an off-site easterly loop back to College Boulevard. This configuration would reduce the potential for roadway noise to occur in off-site preserve areas.



Physically Divide

The proposed project would not create new barriers in areas that contain existing communities. Therefore, the project would not physically divide an established community. A less than significant impact is identified for this issue area.

LEGEND

-  QUARRY CREEK PROPERTY BOUNDARY LINE
-  ROADS
-  (OS) OPEN SPACE
-  (CF) COMMUNITY FACILITIES




RESIDENTIAL

-  (RH) HIGH DENSITY (15-23 DU/AC)
-  (RMH) MEDIUM-HIGH DENSITY (8-15 DU/AC)






Proposed General Plan Land Use Designations
FIGURE 5.10-3

LEGEND

-  QUARRY CREEK PROPERTY BOUNDARY LINE
-  SECONDARY ARTERIAL
-  (OS) OPEN SPACE

RESIDENTIAL

-  (RH) HIGH DENSITY (15-23 du/ac)
-  (RMH) MEDIUM-HIGH DENSITY (8-15 du/ac)
-  (RLM) LOW-MEDIUM DENSITY (0-4 du/ac)



2005-2010 Housing Element Land Use Map
FIGURE 5.10-4

Consistency with Existing Land Use Plans, Policies and Regulations

SANDAG Smart Growth

The proposed project has been specifically identified as a SANDAG Smart Growth “community center” on SANDAG’s Smart Growth Concept Map. In accordance with the SANDAG principles, the proposed project includes clustered residential development in a location that is central to urban land uses and services; including the adjacent community retail shopping center, nearby regional retail shopping, emergency services including Tri-City Hospital and the Oceanside Fire Department, and higher education facilities including Mira Costa Community College and Cal State San Marcos and is therefore considered consistent with SANDAG’s smart growth guidelines.

City of Carlsbad General Plan

The project site is currently designated for development within the adopted 2005-2010 Housing Element. As described above, the existing City of Carlsbad General Plan land use designations for the project site are RLM and OS. These existing General Plan land use designations are currently in conflict with the December 23, 2009 (and subsequent July 2011 actions) adopted update of the City of Carlsbad 2005-2010 General Plan Housing Element policies dictating modification of the land uses on the Reclamation parcel within the project site to RH and RMH densities. Therefore, the proposed project includes an amendment to the General Plan Land Use Element to re-designate the land uses within the project site as illustrated on Figure 5.10-3. The 2005-2010 Housing Element Land Use Map is illustrated on Figure 5.10-4.

As proposed, the General Plan amendment would re-designate the site from its existing General Plan Land Use designation of RLM (Residential Low-Medium Density, 0-4 du/acre), and OS (Open Space), to RH (Residential Medium-High Density, 8-15 du/acre), RMH (Residential High Density, 15-23 du/acre), CF and OS. The proposed General Plan amendment associated with the project does not, in and of itself, represent an environmental impact. No significant land use impact associated with the proposed General Plan amendment is anticipated. The associated environmental impacts as a result of implementation of the proposed project, allowed as a result of the General Plan amendment, are addressed in other environmental analysis sections within this EIR. The proposed project would be generally consistent with applicable goals and policies of the General Plan, would further achievement of certain goals and policies of the General Plan, and would not obstruct implementation of any General Plan goal or policy. The proposed General Plan amendment would implement the policy directives of the adopted 2005-2010 Housing Element.

General Plan Policy Analysis

Table 5.10-1 provides a summary of the General Plan goals/policies per element and provides a project consistency discussion for each applicable goal/policy.

City of Carlsbad Zoning Ordinance

The proposed project is currently zoned Industrial (M) and Single-Family Residential (R-1-10,000). A zone change from M and R-1-10,000 to Planned Community (PC) is proposed. Figure 5.10-5 depicts the proposed zoning for the project site. The PC Zone is intended to provide a flexible regulatory procedure to encourage creative and imaginative planning of coordinated communities involving a mixture of residential densities and housing types, open space, public and private community facilities, where appropriate, commercial and industrial areas.

Table 5.10-1. General Plan Consistency Determination Summary

General Plan Goal/Policy	Consistency Determination
<i>Land Use Element</i>	
A City which preserves and enhances the environment, character and image of itself as a desirable residential, beach and open space oriented community.	The proposed project provides land uses that would provide additional housing opportunities within the City, would contribute to open space preservation and enhancement, and would provide community facilities to the residents. A new community would be created that encourages social interaction through providing for the recreational and open space needs of project residents and the City at large, by incorporating recreational land uses including public areas, recreation facilities, pocket parks, a pedestrian circulation system and substantial areas of permanently preserved natural open space. Residential development will include approximately 656 units in a variety of product types that will appeal to a wide cross section of home buyers. Residential products may include apartments, lofts, flats, townhomes, carriage units, and attached and detached condominiums. Both rental and for-sale units may be provided. In addition, a high percentage of the units proposed will meet the higher density criteria to qualify (per State Guidelines) as affordable to low and moderate income buyers. Such a diverse mix of housing options will enhance the energetic character of the community.
A City which provides for an orderly balance of both public and private land uses within convenient and compatible locations.	
A City which provides for land uses which through their arrangement, location and size, support and enhances the economic viability of the community.	
A City which protects and conserves natural resources, fragile ecological areas, unique natural assets and historically significant features of the community.	
A City which provides land for child daycare facilities, places of worship, and other community services facilities.	
A City which provides for a variety of housing types and density ranges to meet the diverse economic and social requirements of residents, yet still ensures a cohesive urban form with careful regard for compatibility while retaining the present predominance of single family residences.	The proposed project preserves a significant portion of the property as permanent open space, in accordance with the Carlsbad Habitat Management Plan (HMP). The project clusters the development (residential, public, public uses, community facilities and roads) within the most disturbed and non-sensitive portions of the property, adding 9.85 acres to the HMP Hardline open space. The plan preserves and protects El Salto Falls and other culturally significant resources, and Buena Vista Creek in perpetuity. It complies with the Carlsbad HMP in providing protection and enhancement of sensitive biological resources and habitat corridors. Public trails aligned adjacent to the open space preserves will enhance the living environment of the residents. Both an environmental and a planning buffer are provided to set the development back from the Buena Vista Creek wetlands. No development will encroach into the environmental buffer. No residences or road beds will encroach into the planning buffer.
A City with neighborhoods that have a sense of community where residents including children, the disabled and the elderly feel safe and comfortable traveling to daily destinations; where homes and trees line the streets; where central gathering places create focal points; and where recreation areas are provided for a variety of age groups.	
	Project design recognizes the need for vehicular traffic, but the emphasis has been placed on access to alternative forms of transportation to the degree possible. Public transit access is integral to the community. A regional and local serving bus transit service line will run in on Marron Road and College Boulevard connecting the project site community to employment and facilities outside the community. A transit stop has been integrated into the Haymar Drive streetscape design across from the Park & Ride lot. In addition to the access to the services, the high residential densities in the project will directly support and enhance convenient transit viability. Regional pedestrian and biking trails on internal roadways provide access to adjacent neighborhoods and villages, and the onsite open space preserves. Pedestrian trail access is provided to the adjacent shopping center to the east. Jogging trails have been provided throughout the community connecting to the project's sidewalks, paseos, recreation areas and plazas to create a complete pedestrian network that will serve the community's residents. A trailhead center is provided to offer pedestrian and bicycle connectivity and linkage to open spaces and destinations west of the project site, including the Buena Vista Creek

5.10 Land Use and Planning

General Plan Goal/Policy	Consistency Determination
	Ecological Reserve (BVCER). An offsite trailhead is also provided at the existing [western] terminus of Marron Road (located approximately 1/8 mile east of El Camino Real to allow for regional pedestrian connectivity through the BVCER between the project site and points west, including the El Camino Real area.
2005 -2010 Housing Element	
Policy 2.1: Ensure sufficient developable acreage in all residential densities to provide varied housing types for households in all economic segments.	As described above (Land Use Element project consistency), the proposed project would provide an adequate diversity of housing. The affordable housing component proposes 98 multi-family units that will provide housing opportunities for low-income households. The project will re-use and reclaim areas that have been historically disturbed and excavated by previous mining activities. It replaces the rock quarry with residential and public uses, and implements and establishes consistency with the requirements and policies of the Housing Element.
Policy 2.2: Allow development of sufficient new housing to meet Carlsbad's share of the regional housing need for 2005-	
Policy 2.4: Ensure that housing construction achieved through the use of modified codes and standards while retaining quality design and architecture.	
Policy 3.1: Require affordability for lower income households of a minimum of 15 percent of all units approved for any master plan community, residential specific plan, or qualified subdivision (as defined in the Inclusionary Housing Ordinance). For projects that are required to include 10 or more units affordable to lower income households, at least 10 percent of the lower income units should have three or more bedrooms (lower income senior housing projects exempt).	
Policy 3.5: Address the unmet housing needs of the community through new development and housing that is set aside for lower and moderate income households consistent with priorities set by the Redevelopment and Housing Department in collaboration with the Planning Department, as set forth in the City's Consolidated Plan.	
Circulation Element	
A City with an adequate circulation infrastructure to serve the projected population.	The circulation system for the proposed project provides a series of two generalized loop systems for vehicular access to the entirety of the developable area of the property. The main entry to the site is from Marron Road, at its present stub at the west end of the existing Quarry Creek Plaza shopping center. At this point, Marron Road will be extended as a controlled collector street (referred to as Street 'A') to loop westerly and return to a north-south local collector street (Street 'B'), which will cross Buena Vista Creek via a bridge structure, to arrive at a "T" intersection with Haymar Drive, which completes an off-site easterly loop back to College Boulevard.
A City with inviting streetscapes that encourage walking and promote a sense of neighborhood in residential developments.	
A City with streets designed to balance vehicular requirements with the needs of all pedestrians including children, the elderly and the disabled.	
A City committed to providing a circulation system that promotes the safety and livability of residential neighborhoods while maintaining	
	The project's roadways are designed with parkways and bike lanes, and to minimum drive widths to calm traffic and to reduce the amount of paved surface within the project. Traffic calming measures have been incorporated

5.10 Land Use and Planning

General Plan Goal/Policy	Consistency Determination
adequate access for emergency service providers and prompt evacuation capabilities for residents.	into the project design as an important part of the provision of "Complete Streets", or livability of the proposed community. These measures contribute to allowing the roadway to operate with all users in mind, including motorists, bicyclists, public transportation vehicles and pedestrians. The traffic calming measures, which are intended to slow traffic, discourage cut-thru trips and provide for a safer pedestrian and bicycle oriented community, include the provision of entry medians, roundabouts/traffic circles, well-identified mid-block pedestrian crossings and roadway neckdowns.
A City with a circulation system that pro-motes alternative transportation such as walking, bicycling and public transportation.	
A City with a transportation system which helps minimize air pollution and traffic congestion and supports commerce and economic development.	
	Bike lanes will be included on all public streets within the project. Bicycle racks or storage may be located in the Community Facility sites of planning area P-1 Park & Ride lot and the planning area P-5 Public Trailhead. Five foot wide sidewalks and/or decomposed granite trails (typically separated from the street by a tree-lined parkway) will be provided on the outside edge of the ROW on all public streets.
	Transportation alternatives will be available to those living and visiting project. The project contains easy and convenient connection to the regional bus system and the planning area P-1 Hwy. 78 Park & Ride lot. The Park & Ride lot will be primarily used by freeway carpoolers.
	The North County Transit District (NCTD) bus route will provide service to the project and the bus stop on Haymar Drive within the project will feature street furniture, including benches, shelters and transit information. The urban densities of project are within a ten-minute walk via pedestrian trails to the adjacent Quarry Creek Shopping Center.
Noise Element	
A City which is free from excessive, objectionable, or harmful noise.	The primary noise source associated with the proposed project will be from traffic along SR-78. The project will require the installation of noise walls at two locations within the project site to mitigate noise from SR-78 to an acceptable noise level. The project will not create a noise impact to off-site uses.
A City where land uses are not significantly impacted by noise.	
To provide a roadway system that does not subject surrounding land uses to significantly adverse noise levels.	
Public Safety Element	
A City which minimizes injury, loss of life and damage to property resulting from fire, flood, crime, hazardous material, or seismic disaster occurrence.	The City of Carlsbad has adopted the City of Carlsbad Emergency Plan, which addresses the City's planned response to extraordinary emergency situations. The City's plan identifies certain open space areas and public buildings to serve as emergency shelters when residents must be relocated.
	The project site currently consists of primarily vacant, undeveloped land with native and non-native vegetation. The existing naturally vegetated areas of the project site which are proposed to remain represent a potential wildland fire hazard. However, in accordance with the City of Carlsbad Landscape Manual and fire department requirements, a Fire Fuel Modification Zone will be implemented adjacent to proposed open space edges of the project. Adherence to the fuel modification zones would ensure the potential fire hazard remains at a less than significant level.
	Currently, portions of the project site are located within a 100-year flood plain. However, the mapped floodplain will be revised through a Conditional Letter of Map Revision and Letter of Map Revision through FEMA, which would remove

5.10 Land Use and Planning

General Plan Goal/Policy	Consistency Determination
	<p>the proposed development areas from the currently mapped 100-year floodplain. Floodwaters would be directed and channelized through appropriate storm drain facilities which would ensure there is no increased risk associated with flooding to existing or future residents in the area.</p> <p>The proposed project does not involve the routine use and storage of hazardous materials and hazardous waste. The project will not result in a significant hazard to the public or environment.</p>
<i>Parks and Recreation Element</i>	
A City that encourages the development of park and recreational facilities and activities by private industry, the residential development community and specialized user groups to augment existing public facilities.	<p>The proposed project provides for approximately 8.2 acres of outdoor recreational and Community Facility areas (public use areas). These areas consist mostly of a Community Facilities site, public outdoor trails, viewing areas, and a Nature/Education Center. Also, as required by the Planned Development Ordinance, Chapter 21.45 of the Carlsbad Municipal Code, active and passive recreational opportunities are required in the form of pocket parks and/or common recreation areas located in the residential planning areas. Planning area P-3 is proposed to provide a large, central recreation area. Common recreation facilities for planning areas R-1 and R-2 will be provided concurrently with site plans for these planning areas. In addition, a trail system consisting of both paved circulation element trails and unpaved recreation element trails winds through the project, linking open space, residential and public use planning areas. Where feasible, pedestrian and bike trails also will be provided along internal roadways adjacent to the project's open space areas. The trail and sidewalk system provides access through the open space connecting to the adjacent shopping center and other land uses in the area. The trail system is designed to limit access to the wildlife corridors and El Salto Falls, while permitting future connections with adjacent off-site unpaved recreational trails, as well as public trails and sidewalks, in accordance with the Citywide Trails Program.</p> <p>Access for tribal use to El Salto Falls will be provided, however it will be limited to the degree that is desired by the Native Americans. The uses in this area will be limited by those allowed per the conservation easement which will be recorded over the conserved properties.</p>
A City with a privatization approach for the development, maintenance and/or operation of appropriate City-owned park facilities.	
A City that coordinates the planning of park facilities and trails with other recreational oriented land uses such as open space	
A City with special resource, open space and cultural/historic areas, which provide educational benefits and passive or active, use opportunities.	
A City that preserves areas of scenic, historic, and cultural value.	
<i>Open Space and Conservation Element</i>	
An open space system of aesthetic value that maintains community identity, achieves a sense of natural spaciousness, and provides visual relief in the cityscape.	<p>The proposed project would preserve approximately 87.9 acres (56 percent) of the project site in open space. This includes areas of important environmental resources including the Buena Vista Creek and buffers, large tracts of riparian and wetland conservation areas, culturally valuable plots, hillsides, and revegetated manufactured slopes adjacent to open spaces. In accordance with the standards for the project site contained in the adopted HMP, the project permanently preserves and protects a majority of the on-site sensitive habitats and has conserved these areas through adoption of a hardline limit to development. Some perimeter areas of the residential neighborhoods are protected by naturalized fire suppression zones, which are not considered part of the HMP Hardline, but are considered open space within the project site.</p> <p>The preserve configuration proposed is made up of large tracts of open space land and is less fragmented. The open space plan contributes to a more cohesive preserve design for the project site and region. The proposed open space area is 9.85 acres larger in area than the present approved HMP</p>
An open space system that improves the quality of life for the citizens of Carlsbad.	
A city with an adequate amount and variety of open space for outdoor recreation, including, but not limited to: parks; beaches; areas for organized sports; connecting corridors containing trails; water recreation areas (beaches, lagoons, lakes); unique conservation areas for nature study; and, semi-developed areas for camping.	
A city where new developments provide for the open space needs of their occupants.	

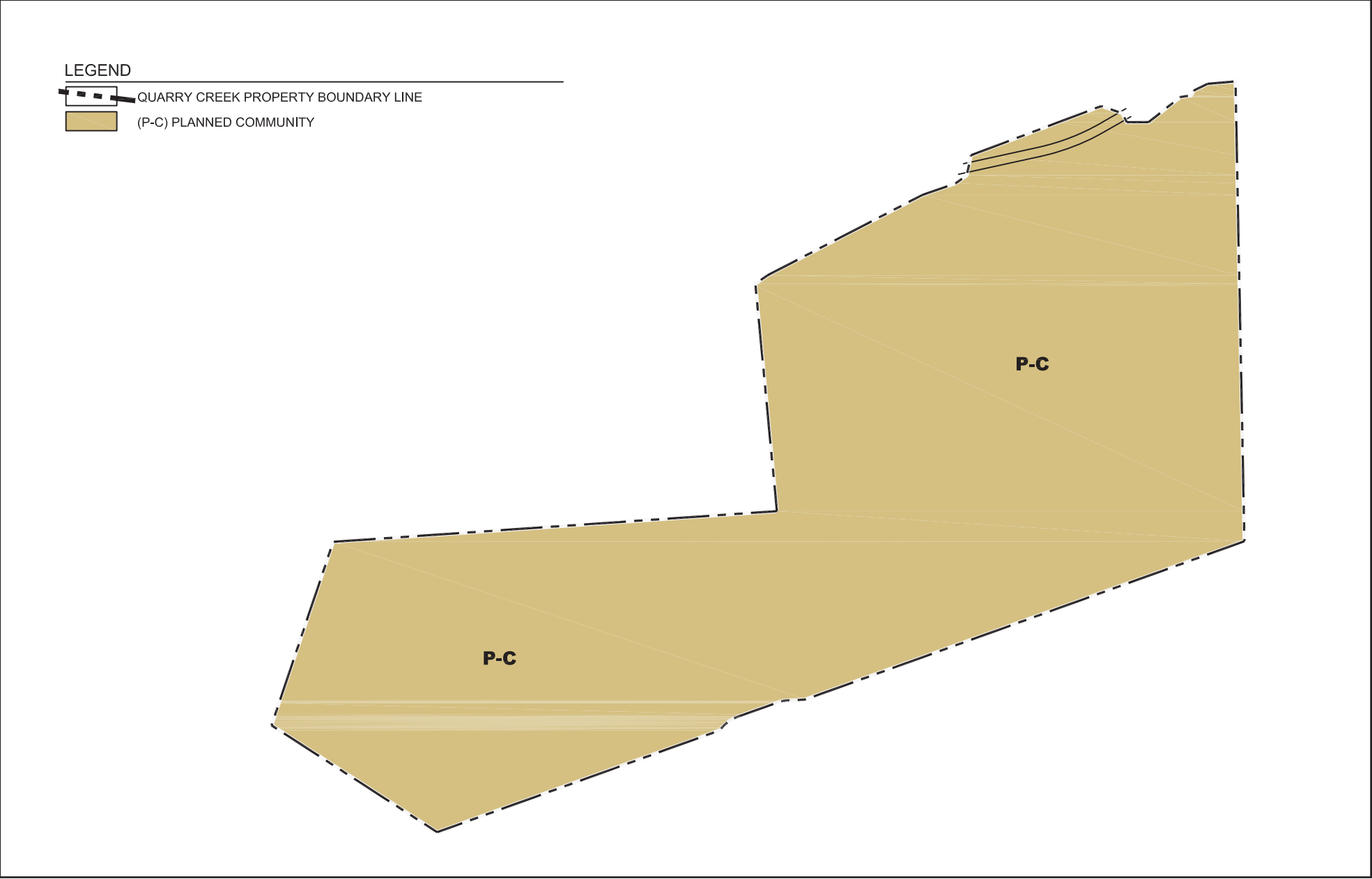
5.10 Land Use and Planning

General Plan Goal/Policy	Consistency Determination
A city that protects environmentally sensitive land and buffer areas.	Hardline, which was approved as a result of the mining Reclamation Plan approval documents. Additionally, the proposed open space plan would protect the historic El Salto Falls and other culturally sensitive areas identified within the project boundaries.
A city that protects and preserves visually attractive and/or significant natural areas.	
A city that preserves as open space, hillsides, ridges, valleys, canyons, lagoons, beaches and other unique resources that provide visual and physical relief to the Cityscape.	
A city that preserves, where possible, historic, cultural, archeological, paleontological, and educational resources.	
A city which makes every possible effort to preserve sensitive flora and fauna.	
A city which preserves a variety of unique conservation areas to accommodate the needs of humans, plants and animals.	
A city which protects wildlife habitat through the preservation and enhancement of significant feeding, nesting, and breeding areas.	
A city in which the fire risk presented by native wildland open space is mitigated in a manner that provides a reasonable level of fire protection with sensitivity toward the preservation of natural resources.	
A city in which its existing and continuing heritage is protected, preserved, recognized and enhanced.	

The PC Zone allows for development consistent with the General Plan and also requires that a Master Plan be approved prior to any development on the site. Therefore, the proposed Quarry Creek Master Plan would constitute the zoning standards for the project site. The proposed Master Plan complies with Chapter 21.38 of Carlsbad Municipal Code, PC Zone.

Approval of the proposed Master Plan document does not affect the applicability of all other City ordinances in effect at the time building permits are issued. Pursuant to Section 21.38.030(d) of the City of Carlsbad Municipal Code, where a conflict in regulation occurs, the provisions of the proposed Master Plan shall control. Uses and development standards allowed in each Planning Area within the project site boundaries are provided in Chapter 4 of the Master Plan.

The degree to which the zone change would allow for the implementation of the proposed project, and the associated environmental impacts of the proposed project are addressed in subsequent environmental analysis sections within this EIR, the proposed project is considered to be consistent with the Carlsbad Municipal Code.



Hillside Development Regulations

The project site contains hillside conditions that are defined as slopes greater than 15 feet in height and 15 percent slope, therefore, a Hillside Development Permit is required for the project site pursuant to the City's Hillside Development Ordinance (Carlsbad Municipal Code Chapter 21.95). The purpose of the Hillside Development Ordinance is to preserve and/or enhance the aesthetic qualities of natural hillsides by minimizing grading and incorporating contour grading, and to assure that alteration of natural hillsides would be done in an environmentally sensitive manner.

Even after reclamation of the previously mined areas, the project site will be characterized by a significant amount of topographic relief. Elevations within the project site range from approximately 80 feet above mean sea level (AMSL) at the Buena Vista Creek wetlands in the north-central corner of the project site, to approximately 320 feet ASML at the southeastern project site boundary. The southern portion of the site contains a steep north-facing cut slope, due to previous mining activities, which is traversed by concrete brow ditches, with Buena Vista Creek running east to west through the center of the quarry site. The Buena Vista Creek widens to an expansive wetlands habitat in the north-central area of the site.

The proposed project's grading plans allow for grading of some non-constrained hillsides and ridges in the southwestern portion of the Reclamation parcel and the Panhandle parcel that were not the subject of mining operations. All development within the project site must comply with the standards contained in Chapter 21.95 of the City's Municipal Code (Hillside Development Regulations), unless otherwise approved by the City of Carlsbad. Prior to development on portions of the project site with existing slopes of 15 percent or more and an elevation differential greater than 15 feet, a Hillside Development Permit is required and shall be obtained in conjunction with the development entitlements package.

The proposed project would create manufactured slopes as shown on Figure 5.1-13 (see EIR Section 5.1 Aesthetics). As shown on Figure 5.1-13, consistent with the Hillside Development Regulations, Slope 1, located in Planning Area OS-4 along the northern boundary of the Panhandle, would be less than 10,000 square feet in area and would not exceed 15 feet in height; Slope 2, located in Planning Areas P-4 and R-4 along the northern boundary of the Panhandle, would not exceed 15 feet in height; Slopes 3 and 4, located in Planning Area P-4 in the Reclamation parcel, would not exceed 15 feet in height and are less than 10,000 square feet in area; Slope 5, located in Planning Area R-2 of the Reclamation parcel, would not exceed 15 feet in height; Slopes 7 and 8, located in Planning Area R-1 of the Reclamation parcel, would not exceed 15 feet in height and are less than 10,000 square feet in area; and Slope 10, located between Planning Areas P-3 and P-4 (across Street A) in the Reclamation parcel, would not exceed 15 feet in height and is less than 10,000 square feet in area.

Slope 6, located in Planning Area R-1 in the northeastern corner of the Reclamation parcel, would exceed 40 feet height at approximately 56 feet at the highest point; however, the existing slopes, which exceed 40 feet in height, were created by the reclamation grading operations pursuant to the approved Hillside Development Plan and Grading Permit. Consistent with Section 21.95.130 of the City's Hillside Development Regulations, with regards to "unusual geological areas," the proposed slope grading is necessary in order to make the existing slope stable. Additionally, the grading is necessary to achieve a cut and fill balance north of Buena Vista Creek. By balancing the earthwork north of the Creek, the proposed project is able to isolate grading operations and avoid importing and exporting soil across the Creek. The manufactured slopes would be contoured to blend with the surrounding landscape or the use of landform planting will be utilized in accordance with the City's Hillside Development and Design Guidelines.

The decision-making body or official may approve a modification to the hillside development and design standards of Section 21.95.120 if it finds that the proposed development complies with the purpose and intent provisions of Section 21.95.010 and makes one or more of the following findings:

1. The proposed modification will result in significantly more open space or undisturbed area than would a strict adherence to the requirements of Section 21.95.120.
2. The proposed modification will result in the development of manufactured slopes which are more aesthetically pleasing and natural appearing than would a strict adherence to the requirements of Section 21.95.120.
3. The proposed modifications will result in the preservation of natural habitat as required by the city's habitat management plan and the required amount of preservation could not be achieved by strict adherence to the requirements of Section 21.95.120 of this chapter.

At the time of site development permit review for all residential areas within the project site, the grading design will be addressed for compliance with Chapter 21.95. Additionally, the manufactured slopes will be landscaped consistent with the City's Landscape Manual to appear natural and be aesthetically pleasing. Therefore, impacts from development on steep slopes or the creation of manufactured slopes are considered less than significant, and no mitigation measures are required.

Floodplain Management Regulations

The project site and vicinity have been mapped for flood hazards by the Federal Emergency Management Agency (FEMA). This mapping identifies a 100-year floodplain within the project site associated with Buena Vista Creek.

The proposed development portions of the project site will be removed from the 100-year floodplain through processing a CLOMR and LOMR. However, the bridge structure component of the proposed project must comply with the Carlsbad Municipal Code Chapter 21.110, Floodplain Management Regulations and the issuance of a Floodplain Special Use Permit (SUP) is required for the Marron Road loop bridge structure which would span Buena Vista Creek. The following Special Use Permit findings per Carlsbad Municipal Code Section 21.110.135 are required:

1. The site is reasonably safe from flooding;
2. The project as proposed has been designed to minimize the flood hazard to the habitable portions of the structure;
3. The proposed project does not create a hazard for adjacent or upstream properties or structures;
4. The proposed project does not create any additional hazard or cause adverse impacts to downstream properties or structures;
5. The proposed project does not reduce the ability of the site to pass or handle a base flood of 100-year frequency;
6. The proposed project taken together with all the other known, proposed, and anticipated projects will not increase the water surface elevation of the base flood more than one foot at any point.; and
7. All other required state and federal permits have been obtained.

Based on the design of the creek channel as outlined in the Amended Reclamation Plan for the former South Coast Quarry, the noted 100-year floodplain would be contained within the proposed channel in all onsite areas located upstream of the proposed drop structure, with no associated floodway impacts (i.e., increased floodplain elevations) or increased flood hazards to offsite properties (Helix 2008). A supplemental Hydrologic Engineering Centers - River Analysis System (HEC-RAS) study was conducted as part of the Amended Reclamation Drainage Report to identify the minimum required elevations of the proposed project building pads relative to the 100-year floodplain. Pursuant to this analysis, all proposed pad elevations within the site extend a minimum of one foot above the calculated 100-year floodplain elevations. Based on the described conditions, the proposed project would not result in significant impacts related to floodway effects, offsite flood hazards, or placement of development within a mapped 100-year floodplain. Because the proposed project would entail grading and related activities within the mapped floodplain, a Conditional Letter of Map Revision (CLOMR), and subsequently a Letter of Map Revision would be required from FEMA. The proposed project development pads were designed with at least one foot of freeboard above the 100-year water surface elevations.

Grading under the Amended Reclamation Plan for the former South Coast Quarry will result in channelization of Buena Vista Creek within the Reclamation parcel of the project site. The channelization will create a vegetated trapezoidal channel with a 150-foot bottom width, 2.5 to 1 side slopes, a terrace along each channel bank, and seven riprap drop structures. Three existing bridge crossings have been removed as part of reclamation. The proposed project includes a bridge above the Buena Vista creek channel. The bridge will contain two 3-foot wide piers. The proposed abutments will not impede flood flows. The channel design is narrowed as it approaches a drop structure in order to create a backwater situation that will reduce the upstream flow velocities.

The bridge design considers scour. Stream bed scour consists of general scour and local scour. General scour is related to the sediment supplied into and transported out of a channel reach. Local scour is due to a local flow obstruction by a bridge pier/bent or abutment. The total scour is the general scour plus the local scour. In this case, the drop structures will stabilize the channel bed at the bridge so that general scour will not occur. Furthermore, the abutments will be above the 100-year water surface elevations, so abutment scour will not be a concern.

The results of the hydraulic and scour analysis prepared by Chang Consultants show that the water surface elevations with and without the bridge match downstream of the bridge and at cross-section 3.846. The maximum rise in the 100-year water surface elevations between these locations due to the bridge is 0.2 feet. Up to 6.6 feet of pier scour is predicted at each of the two piers. Each pier will be designed to account for this scour.

As discussed above, the floodplain analysis indicates that the proposed project would not result in any increase in flood levels during the occurrence of the base flood discharge (100-year storm). Therefore, the findings in support of a Special Use Permit can be made pursuant to the floodplain management regulations.

Growth Management Plan

The Growth Management Program (GMP) was adopted in 1986 with the intent to ensure that proposed development contributes to provision of a balanced community, and to prohibit such development unless adequate public facilities and improvements are provided in a phased and logical fashion to serve the growth associated with the proposed development. The Growth Management policy dictates that a LFMP be prepared to analyze public facility demand of a proposed project (in conjunction with the demand of

existing and other proposed projects), in relation to the anticipated supply of such public facilities. The LFMP is reviewed concurrently with the entitlement package for a proposed project.

As discussed in the LFMP section below, as well as in Sections 5.13 and 5.15 of this EIR (Public Services and Utilities and Service Systems respectively), implementation of the project would not adversely impact planned or current levels of service for public facilities such as sewer, water, open spaces, parks, libraries, fire, and police. Consequently, the proposed project is considered to be consistent with the City's Growth Management Program.

Zone 25 Local Facilities Management Plan

The purpose of the LFMP is to provide a plan and financing structure to ensure that facilities and public services are provided to accommodate development within Zone 25. The LFMP is prepared as a requirement of the City's adopted Growth Management Plan, and in accordance with Chapter 21.90 (Growth Management) of the Carlsbad Municipal Code and Citywide Facilities and Improvements Plan of 1986. The LFMP provides a phasing schedule to determine approximate threshold years for construction or upgrading various public facilities to maintain compliance with the performance standards adopted in the Growth Management Program. The City monitors development within the zone to ensure Growth Management Standards are maintained. The LFMP also contains general and special conditions of approval to ensure compliance with the performance standards. As determined in Section 5.13, Public Services and Section 5.15, Utilities and Service Systems of this EIR, the public facility demands and Performance Standards are currently being met with the exception of drainage facilities. The Carlsbad Growth Management program requires that drainage facilities be provided as required by the City concurrent with development. All future development within the project site will be required to construct necessary storm drain facilities identified in the Drainage Master Plan (Figure 5.9-2) and the LFMP. The proposed project is consistent with the Zone 25 LFMP.

Inclusionary Housing Ordinance

The proposed project will comply with the City's Inclusionary Housing Ordinance requirements onsite. The project will provide a range of housing opportunities for all identifiable economic segments of the population, including households of lower and moderate income. The requirements applicable to locating and constructing these housing units are stipulated in the Inclusionary Housing Ordinance, City Municipal Code Chapter 21.85. Sub-section 21.85.050 indicates in part, that "the required number of lower income Inclusionary units shall be 15 percent of the total qualified residential units, approved by the final decision making authority." As proposed, the project is required to provide a maximum of 98 affordable housing units. This number is based the total number of for sale units expected to be constructed under the proposed project (656 units).

Pursuant to Carlsbad Municipal Code Chapter 21.53.120, a Site Development Plan (SDP) is required for the development of an inclusionary multi-family development in excess of four units. As the project proposes 98 multi-family affordable units, a SDP is required. The Carlsbad Municipal Code requires that a site development plan be processed pursuant to Chapter 21.06 (Q Qualified Development Overlay Zone). Under the Qualified Development Overlay Zone, Carlsbad Municipal Code Section 21.06.020 requires that no use shall be permitted unless the Planning Commission, or the City Council on appeal, finds:

1. That the requested use is properly related to the site, surroundings and environmental settings, is consistent with the various elements and objectives of the general plan, will not be detrimental to existing uses or to uses specifically permitted in the area in which the proposed use is to be located, and will not adversely impact the site, surroundings or traffic circulation;
2. That the site for the intended use is adequate in size and shape to accommodate the use;
3. That all of the yards, setbacks, walls, fences, landscaping, and other features necessary to adjust the requested use to existing or permitted future uses in the neighborhood will be provided and maintained; and
4. That the street system serving the proposed use is adequate to properly handle all traffic generated by the proposed use.

The high density affordable housing component would not be detrimental to the existing uses in the area as this component would not be located in immediate proximity to other lower density residential uses, and would be bordered by, the Quarry Creek Plaza shopping center and an automotive dealership to the east, and SR-78 to the north. In addition, the proposed site's fire hazards are avoided by providing the required fire buffers, access driveway width, and turn-around areas on-site. An open space conservation easement would be provided in the area of Buena Vista Creek, and a water quality detention basin would be provided on-site. The project would implement various objectives of the General Plan, including the provision of affordable housing in the City and the preservation of the riparian corridor as open space.

The design of the affordable housing units shall be reasonably consistent with the design of the total project in terms of physical appearance, materials, and finished quality, as required by Section 21.85.040 of the Carlsbad Municipal Code and the provisions of the Affordable Housing Agreement. Reductions in development standards may be accommodated consistent with the limits set forth in Carlsbad Municipal Code Section 21.85.

Additionally, a traffic impact analysis has been prepared for the proposed project and indicates that the roadway circulation system would be adequate to accommodate the proposed project and will not significantly impact the existing road segment or intersection levels of service. With the approval of an SDP, the proposed project will have a less than significant impact associated with consistency with the Inclusionary Housing Ordinance.

Landscape Manual

The policies, programs and requirements of the Landscape Manual apply to all public and private development requiring discretionary permits or submittal of landscape plans for development permits. The proposed project is required to comply with the provisions of the landscape manual with respect to planting, irrigation, water conservation, streetscape, slope revegetation/erosion control, and fire protection. The proposed project landscape concept meets the requirements of the landscape manual. Furthermore, the City will review detailed landscape construction plans at the time permits are applied for as part of the subsequent development of the project.

The proposed landscaping plan's guidelines require the use of western natives and riparian species where appropriate and feasible, with a more naturalized and random planting concept, and less formalized landscape. These concepts are to be used in the streetscapes, the community areas, and in the project monumentation. Native, non-invasive and drought-resistant plants that require little or no irrigation once established, are encouraged to be used throughout the project. Best Management Practices will be employed during construction to control sediment and protect slopes from erosion to prevent these

materials from polluting waterways. All disturbed areas and slopes will be revegetated upon the completion of building construction. Unnecessary soil compaction will be avoided to promote infiltration of storm water and to provide a healthy medium for tree and shrub plantings. No impact associated with the landscape manual is anticipated. Therefore, the Master Plan would be consistent with the Landscape Manual.

Open Space Conservation and Resource Management Plan





The proposed project will involve a General Plan Amendment to the Open Space and Conservation Element to reflect the open space configuration proposed under the Master Plan. The proposed project is consistent with the Open Space Conservation and Resource Management Plan because the project will: (1) provide open space for the preservation of natural resources, which include upland habitat communities such as coastal sage scrub as well as wetland habitat located along Buena Vista Creek and the adjacent riparian habitat; (2) provide private outdoor recreation areas and pocket parks for the residents; and (3) include open space parcels to protect public health and safety (i.e., from floodways). Additionally, the proposed open space parcels for the project are contiguous with, and would increase the acreage of the HMP Hardline for the project site. Figure 5.10-6 depicts the proposed open space and recreational plan for the project. The proposed project would preserve a total of 87.9 acres or 56 percent of the total project site. Therefore, the Master Plan would be consistent with the Open Space Conservation and Resource Management Plan.

City of Carlsbad Habitat Management Plan

As discussed in Section 5.4, Biological Resources of this EIR, the proposed project would be generally consistent with the policies and standards of the HMP. The original HMP showed the Hardline Preserve to the north of the existing alignment of Buena Vista Creek. This Hardline Preserve was based on the previously approved reclamation plan that showed the realignment of the creek to the north. Based on input from the U. S. Fish and Wildlife Service (USFWS), U.S. Army Corps of Engineers (USACE), and the California Department of Fish and Game (CDFG), the Hardline boundaries were amended through an Equivalency Finding, dated October 13, 2010 to allow for the existing Buena Vista Creek channel to be retained in its original location, the overall creek channel width was expanded, and 100-foot biological buffers were incorporated into the revised Hardline Boundary to maximize connectivity along Buena Vista Creek. Figure 5.4-3 illustrates the original HMP Hardline boundary and the revised Hardline boundary. The proposed project is consistent with the revised Hardline boundary. The proposed project includes the construction of a bridge across the riparian corridor to maintain wildlife movement along Buena Vista Creek at the western end of the widened riparian corridor.

The proposed project will expand the regional linkage that traverses the southwestern portion of the project site by 9.85 acres resulting in a net improvement in regional connectivity for this portion of the HMP (see Figure 5.4-3). Additionally, as discussed in Section 5.4 of this EIR, the proposed project would result in a net improvement in wildlife movement between the eastern open space parcel and the open space to the west. The proposed project, as designed results, in an overall increase in wildlife movement functions over the current HMP Hardline Preserve and is consistent with the HMP. As part of project approval, and HMP Hardline consistency determination will be required by the City.

LEGEND

-  QUARRY CREEK PROPERTY BOUNDARY LINE
-  OPEN SPACE AREAS
-  LIMITS OF HMP HARDLINE MAP BOUNDARY
-  BRUSH MANAGEMENT PER HMP HARDLINE

PA	LAND USE	GROSS ACREAGE
OS-1	Southerly Open Space Corridor Preserve	57.9
OS-2	Wetland Preserve	20.1
OS-3	Buena Vista Creek and Buffer	8.4
OS-4	Open Space	1.5
TOTAL:		87.9



Proposed Planning Areas OS-1 through OS-4
FIGURE 5.10-6

Livable Communities Policies

The proposed project includes water conservation measures such as hot water pipe insulation (e.g., separation of hot and cold water pipes, which can save an estimated 2,400 gallons of water per residential unit per year), water pressure reducing valves (installation of a pressure-reducing valve at the water service connection can maintain the pressure below 60 psi, reducing the potential for leakage and prevent excessive flow is estimated to save an estimated 1,800 gallons per residential unit per year), water efficient dishwashers in kitchens (dishwashers with water saving features such as water level sensors is estimated to save 650 gallons per unit per year) and dual flush toilets (dual flush toilets provide the option to flush with a partial (0.8 gallon) flow of water or with a full (1.6-gallon) flow depending upon need, are encouraged. The estimated water savings from a dual flush toilet is 4,000 gallons per residential unit annually, will all be used by builders to the degree feasible.

Landscaping water conservation will be accomplished through the use of reclaimed water and through the use of water conserving plant materials. Other conservation measures include using water-conserving mulch and soil amendments in the landscaped areas. An automatic irrigation system with automatic controllers, head to head coverage, and check valves will be used in the landscaped areas.

Offsite Improvements

Implementation of the proposed project will require construction of offsite improvements as described in EIR Section 3.0. Implementation of these improvements would not divide an existing community or conflict with existing land use plans or policies, as they are limited to infrastructure improvements, trailhead improvements, and limited off-site grading. These activities would not divide or impact existing communities or conflict with existing land use plans and policies.

5.10.4 Level of Significance Before Mitigation

As outlined in the analysis above, implementation of the proposed project will not result in a significant land use and planning impact; therefore no mitigation measures are proposed.

5.10.5 Environmental Mitigation Measures

No mitigation measures are proposed, as no significant impacts have been identified.

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